

LIVE & ON-LINE AMBOY TOWNSHIP, COTTONWOOD COUNTY, MN.
70+/- ACRE FARMLAND AUCTION
TUESDAY, JUNE 6, 2023 @ 10:30 A.M.

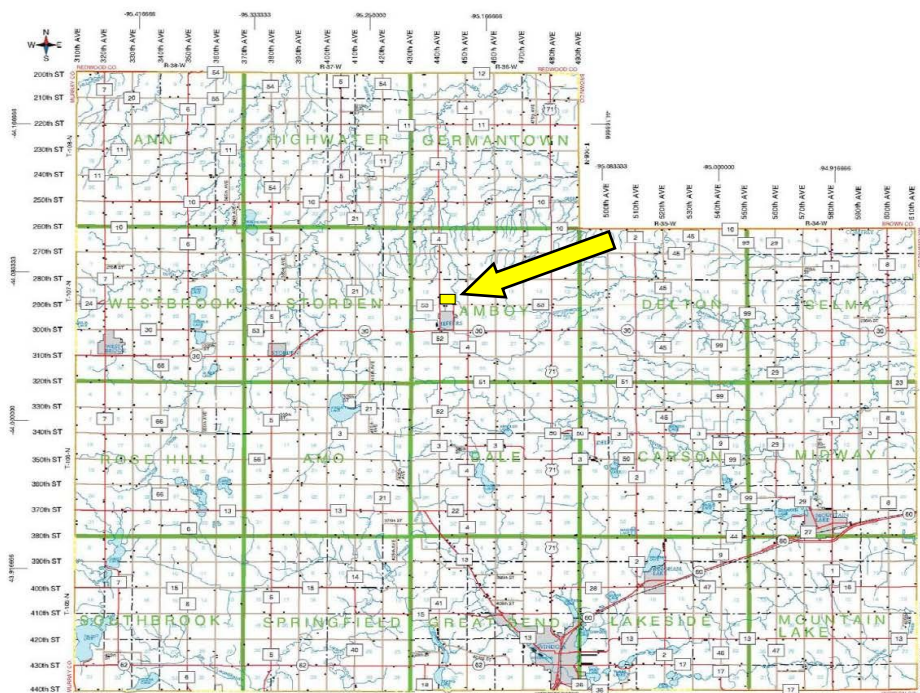
LIVE ONLINE BIDDING



For those wishing to bid online go to
www.danpikeauction.hibid.com

SALE LOCATION: Sale will be held at the Jeffers Community Center at 108 East Whited Street Jeffers, MN.

Cottonwood County, Minnesota



PROPERTY LEGAL DESCRIPTION

The South Half of the Southwest Quarter (S1/2 SW1/4) excepting the East 10 acres Section Seventeen (17), Township One Hundred Seven (107) North, Range Thirty-Six (36) West Cottonwood County, Minnesota. Cottonwood County Parcel #01.017.0400.

Containing 70.00 acres more or less.

PROPERTY LOCATION

The farm is located on the northwest corner of Jeffers, MN. From the junction of Highway 30 & Co. #4 at Jeffers, one mile north on Co. #4 on the east side of the road.

METHOD OF SALE

Property will be offered as one parcel of 70+/- acres.

PROPERTY INFORMATION

Deeded Acres: 70+/-

Cropland Acres: 65.73+/-

Crop Productivity Index Rating: 95.1

FSA INFORMATION

Corn Base: 33.70 +/- Acres

PLC Yield: 154 bu.

Soybean Base: 30.80 +/- Acres

PLC Yield: 42 bu.

For more complete details and information, please visit our web page www.danpikeauction.com

AUCTION SALE TERMS

The farm is being sold subject to a cropland lease for 2023 with the Seller's retaining all 2023 cropland lease payments. The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on or before September 29, 2023 with the balance being due and payable in full at closing. The sale will NOT be contingent upon any buyer financing. The Seller shall pay all 2023 real estate taxes and the buyer is responsible for all real estate taxes that are due and payable in 2024 and thereafter. Property is being sold "AS IS", Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

ONLINE BIDDING OPTION

Interested parties that can not attend the auction in person can use our online bidding platform through www.danpikeauction.hibid.com to participate in the auction. Please register for online bidding **at least 24 hours ahead** of the auction. Buyer is responsible for understanding our multi-parcel bidding process prior to bidding. Please call at least 24 hours ahead of sale if bidding online if you have questions regarding it. For those that wish to participate, but don't have access to an internet connection and would rather bid by phone that can be arranged as well by calling the Dan Pike Auction company **at least 24 hours ahead** of the auction to register and make arrangements. This property will be offered via both Live & On-line webcast public auction. Those parties bidding on-line will be required to **wire transfer** the earnest money and sign the purchase agreements the day of the auction. There will be **NO** "Buyers Premium" charged to those bidding on-line or in person.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent the Estate of Lynn J. Arndt with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of very good farmland to add to your investment portfolio this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:30 A.M. sharp, so don't be late.

SALE ARRANGED BY



COMPLETE PROFESSIONAL
AUCTION SERVICES
1362 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

Auctioneers

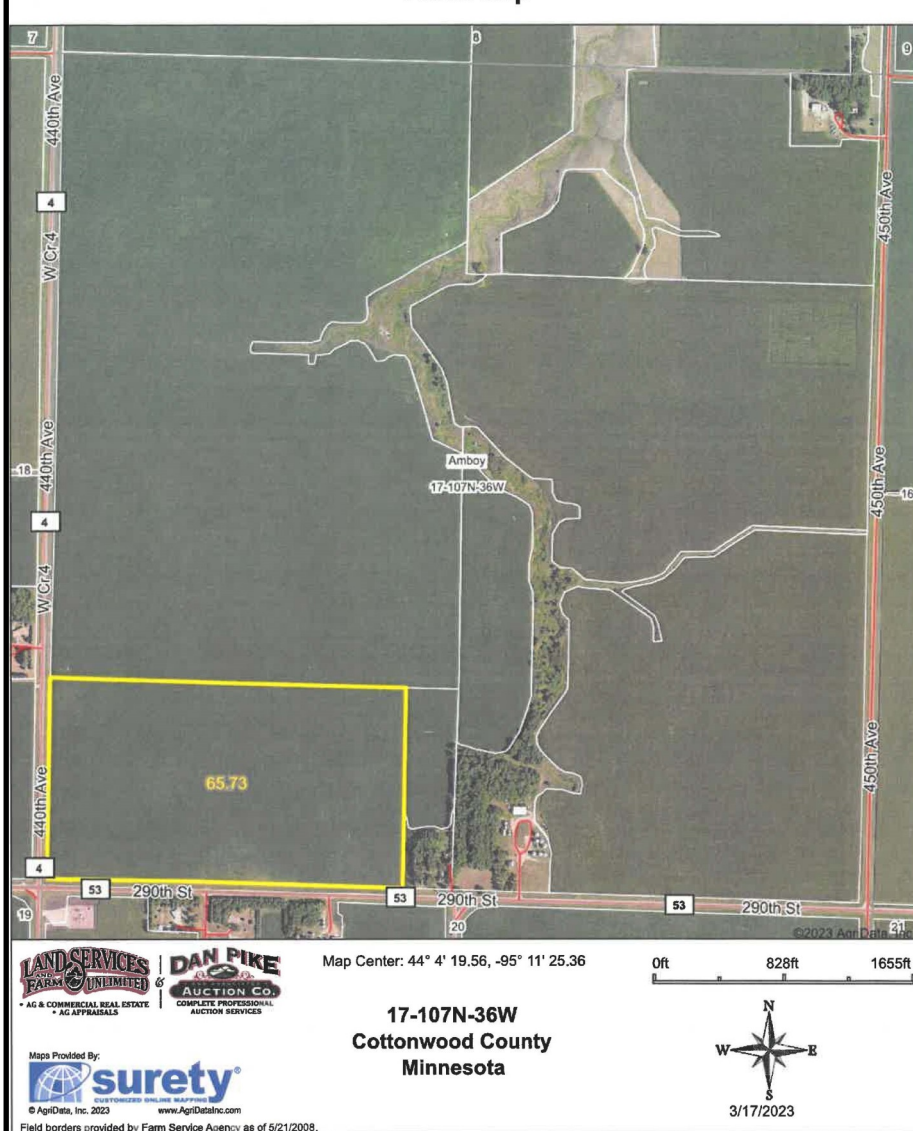
Dan Pike
Auctioneer/Real Estate Broker
CAI & GPPA
Jackson, MN.
507-847-3468 (O)
or 507-841-0965 (C)

Scott Christopher
507-841-3125 (C) - Jackson, MN.
Doug Wedel & Chris Kahler
Fairmont, MN.

Attorney

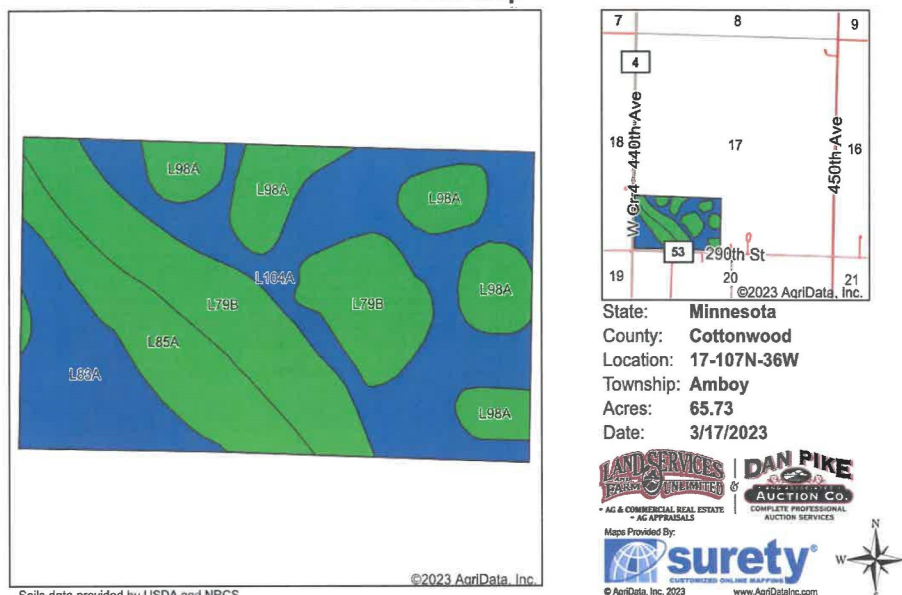
for the Seller
Ron Schramel
Schramel Law
Firm
Windom, Minnesota
507-831-1301

Aerial Map



17-107N-36W
Cottonwood County
Minnesota

Soils Map



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
L104A	Jeffers-Canisteo complex, 0 to 2 percent slopes	20.41	31.1%		IIw	92	74	80
L79B	Clarion loam, 2 to 6 percent slopes	17.07	26.0%		IIe	95	78	83
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	10.62	16.2%		Ie	100	76	84
L83A	Webster clay loam, 0 to 2 percent slopes	8.82	13.4%		IIw	93	78	82
L85A	Nicollet clay loam, 1 to 3 percent slopes	8.81	13.4%		Iw	99	81	81
Weighted Average						1.70	95.1	*n 76.8

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information brochure under the Arndt Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER

LYNN J. ARNDT ESTATE
Terry Krahn - PR